

## COTTAGE HOUSING

Purpose: The purpose of this chapter is to provide for a specific residential development type ("cottage housing") featuring modestly sized single family detached residences with commonly held community amenities, and oriented around commonly held open-space areas. Specific design standards must be met. An increase in allowable density over the maximum density allowed in the underlying zoning district is provided as an incentive to encourage development of this type of housing, and in recognition of the reduced impacts expected from this type of housing versus typical single-family residential development. This housing type is intended to:

- A. Promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs.
- B. Provide opportunities for more affordable housing choices within single-family neighborhoods.
- C. Encourage creation of functional usable open space in residential communities.
- D. Promote neighborhood interaction and safety through design.
- E. Ensure compatibility with neighboring land uses.
- F. Provide opportunities for infill development that support the growth management goal of more efficient use of urban residential land.

Section entitled "Applicability -Cottage Housing" is created to read as follows:

Cottage housing is permitted in the **R** zoning districts. The provisions of individual zoning districts shall be applicable to cottage housing developments; provided, that where a conflict exists, the provisions of this section shall have control.

Section: entitled "General Provisions -Cottage Housing" is created to read as follows:

- A. Cottage housing projects are permitted with the approval of a Cottage Housing Development Plan. Discrete ownerships may only be created through the residential binding site plan and/or condominium declaration process pursuant to reference as applicable. Cottage housing development plans shall be subject to special permit review and approval
- B. Individual cottage units shall contain at least eight hundred (800) and no more than one thousand five hundred (1,500) square feet of gross floor area. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space shall not be converted into habitable space. Maximum single floor area should not exceed 1,000 sf. Maximum 2 bedrooms with max 1 bedroom allowed on first floor.
- C. A community building of up to 2,500 square feet in size may be provided for the residents of the cottage housing development. Roof pitch, architectural themes, materials and colors shall be consistent with that of the dwelling units within the cottage housing development.
- D. Accessory dwelling units shall not be permitted in cottage housing developments.

**Section**: "Development Standards – Cottage Housing" is created to read as follows:

Cottage housing development shall be subject to the following development standards.

A. Density.

1. In the **R** zoning districts, cottage housing development shall be allowed a density not to exceed 4.5 houses per acre or three (3) times the base density allowed in the underlying zone.
2. On a site to be used for a cottage housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, may be permitted to remain at the discretion of planning board per the special permit review but the extent of the nonconforming shall not be increased. The number of any such nonconforming dwelling unit(s) shall be multiplied by the factors noted in sections 1 or 2 above, and included in calculating the density of the cottage housing development.
3. An applicant for a cottage housing development shall be required to show, through a conceptual site plan, the number of traditional units that could be constructed on the site under conventional development standards and addressing any environmental constraints affecting the property. This number of units shall be used to calculate the maximum number of cottage units that may be constructed on the property.

B. Locational and Frequency Criteria.

1. The minimum area for a cottage housing project is **1 acre**, which may include more than one contiguous lot. Maximum size is **5 Acre**
2. Cottage housing development shall be separated from another cottage housing development by a minimum of **1000** feet measured between the closest points of the subject properties. (see page 62 of current bylaw)
3. No more than **50** cottage housing units should be approved per year, the year is determined by the issuance date of the building permit.

C. Site Design.

1. Cottage housing development shall be clustered and shall consist of a minimum of four (4) dwelling units and a maximum of twelve (18) dwelling units.
2. At least seventy-five (75) percent of dwelling units shall abut the common open space.
3. Common open spaces shall have dwelling units abutting at least **two (2) sides**.
4. Creation of individual lots shall only be permitted through the residential binding site plan process
5. Requirement of ? Private open space, 400 sf per unit.courtyard or patios

6. Siting of dwelling units or common *open* space in areas with slopes exceeding fifteen (15) percent is discouraged. Dwelling units shall not be placed in such areas if extensive use of retaining walls is necessary to create building pads or *open* space areas.

7. Fencing and Screening. The intent of internal decorative fencing and screening is to delineate private yards, screen parking areas and structures, community assets, refuse and recycling areas, and unit walls. A cottage housing development is intended to be an internally open community sharing common areas. The intent of external fencing and screening is to conceal the higher density development from adjacent lower density land uses. Chain link and solid fences shall not be allowed internally. Solid fencing is allowed on the perimeter boundary, except where bordering an external street where streetscape landscaping is required.

D. Setbacks and building separation.

1. Dwelling units shall have at least a twenty (20) foot front setback, eight (8) foot side yard setback and a ten (10) foot rear setback.

2. Dwelling units shall be separated from one another by a minimum of ten (10) feet, not including projections.

3. Dwelling units shall maintain a ten (10) foot separation between buildings.

4. Dwelling units not abutting or oriented toward a right of way shall have a front yard oriented towards the common open space.

5. The planning board thru special permit approval may use appropriate discretion, consistent with the intent of this chapter, in determining orientation of yards.

E. Minimum Lot Size.

Beyond the density restrictions listed in this chapter, there is no required minimum lot size for lots created through the subdivision process.

F. Lot Coverage (all impervious surfaces).

Impervious Surfaces shall not exceed fifty (50) percent. Lot coverage shall be calculated for the overall cottage housing development, not for individual lots. Paved components of common open space areas and walkways shall not be counted in lot coverage calculations.

G. Refuse and Recycling.

Refuse and recycling containers shall be screened from view by landscaping or architectural screening, and shall not be located in the front yard setback area, or in locations where smells may be offensive to adjacent properties.

H. Pedestrian Network.

Within the confines of the cottage housing development a network of pedestrian pathways shall be provided. Connections to the wider neighborhood shall be made where appropriate and

allowed. All such pathways shall be accessible by the general public, except that walkways into and through the cottage housing development may be limited to residents and their guests.

Section entitled "Open Space – Cottage Housing" is created to read as follows:

1. A minimum of five hundred (500) square feet of common open space shall be provided per dwelling unit.
2. Common open space shall be a minimum of three thousand (3,000) square feet in size, regardless of number of dwelling units.
3. No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than ten (10) feet, unless part of a pathway or trail.
4. Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
5. Common open space shall be improved for passive or active recreational use. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas or gardens. Common open space shall include amenities such as but not limited to seating, landscaping, trails, gazebos, barbecue facilities, covered shelters or water features.
6. Surface water management facilities may be commonly held, but shall not counted toward meeting the common open space requirement.
7. Parking areas, required setbacks, private open space, and driveways do not qualify as common open space area.
8. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Where feasible, existing mature trees should be retained.

Section entitled "Building Design Standards -Cottage Housing" is created to read as follows:

A cottage housing development is expected to reflect a coherent and high quality design concept and include architectural elements that ensure compatibility with existing community development and character. The following design elements are intended to provide compatibility with existing residential environments. Alternative designs may be submitted to the planning board for review and approval, but the community development director must find that any such concepts meet or exceed the design quality of the prescriptive standards, and fulfill the stated purpose and intent of this chapter.

#### A. Building Height.

1. The maximum building height for dwelling units shall be twenty-five (25) feet.
2. The maximum building height for garages, community buildings, and accessory structures shall be eighteen (18) feet.

#### B. Roofs.

1. Dwelling units shall have a minimum 6:12 roof pitch. Up to thirty-five (35) percent of roof area may have a slope not less than 4:12. Portions of a roof with a pitch of less than 6:12 shall be limited to architectural features such as dormers, porch roofs and shed roofs.

2. Garages and carports shall have a minimum 6:12 roof pitch.
3. Cottages shall be a maximum of two (2) stories. Any upper floor shall be located within the roof structure, not below it, in order to reduce building massing as much as possible.

C. Entries and Porches.

1. Each dwelling unit abutting a public right of way (excluding alleys) shall have a primary entry and covered porch a minimum of eighty (80) square feet in size, oriented toward the public right of way. .
2. Each dwelling unit shall have an entry and covered porch oriented toward the common open space. If the dwelling unit abuts a public right of way, this may be a secondary entrance, and the minimum porch size shall be fifty (50) square feet. If not abutting a public right of way, this shall be the primary entrance, and the minimum porch size shall be eighty (80) square feet.
4. Covered porches shall be a minimum of six (6) feet deep.

D. Dwelling units shall not include attached garages

- E. Detached garages. Each dwelling unit shall have no more than one detached garage. The size of the garage shall not exceed two hundred and fifty (250) gross square feet in size. Garages can be combined into one garage structure; however, no garage structure may exceed one thousand (1,000) square feet in size for a total not to exceed four garage spaces.

F. Special Permit. The Special permit review shall consider all aspects of the project, and shall ensure that the project is well designed and compatible with existing and planned development in the vicinity. Possible topics for review include (but are not necessarily limited to): building materials and finishes, articulation and modulation, massing, trim details, colors, exterior lighting, special building heights, paving materials, mechanical equipment screening, fencing, tree retention and landscaping.

**Section "Streets, Driveways and Parking – Cottage Housing"**

is created to read as follows:

**A. Minimum Street Width is:**

**B. Minimum Driveway Width is:**

C. A minimum of 2.0 parking spaces per cottage shall be provided for the entire development. An additional fifteen (15) percent of total required spaces shall be designated for guests.

D. All or a portion of new on-street parking provided as a component of the development may be counted towards minimum parking requirements if the approval authority finds that such parking configuration will result in adequate parking, and is compatible with the character and context of the surrounding area.

**E. Carports are prohibited in cottage housing development.**

F. **Shared detached garages and surface parking design.** Parking areas should be located so their visual presence is minimized and associated noise or other impacts do not intrude into public spaces. These areas should also maintain the single-family character along public

streets.

1. Shared detached garage structures may not exceed four (4) garage doors per building, and a total of one-thousand (1,000) square feet.
2. For shared detached garages, the design of the structure must be similar and compatible to that of the dwelling units within the development.
3. Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping consistent with LMC 18A.50.430, or architectural screening.
4. Shared detached garage structures shall be reserved for the parking of vehicles owned by the residents of the development. Storage of items which preclude the use of the parking spaces for vehicles is prohibited.
5. Surface parking areas may not be located in clusters of more than four (4) spaces. Clusters must be separated by a distance of at least 20 feet.
6. The design of garages must include roof lines similar and compatible to that of the dwelling units within the development.
7. Parking lots shall be set back at least twenty (20) feet from front property lines and ten (10) feet from external side and rear property lines.
8. Garage doors shall not be oriented toward a public right of way with the exception of an alley.
9. Garages and carports shall not be located between the common open space and the dwelling units.

**Section** entitled "Common Area Maintenance – Cottage Housing" is created to read as follows:

Cottage housing development shall be required to implement a mechanism, acceptable to the approval authority, to ensure the continued care and maintenance of all common areas including common open space, parking, surface water management facilities (if applicable) and any other common area or shared facilities. Such a mechanism shall include creation of either a homeowners' or condominium association with authority and funding necessary to maintain the common areas.

**Section** "Cottage Housing – General Requirements Low Impact Development Standards" created to read as follows:

A. The proposed site design shall incorporate the use of low impact development (LID) strategies to meet storm water management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design should seek to meet the following objectives:

1. Preservation of natural hydrology.
2. Reduced impervious surfaces.
3. Treatment of storm water in numerous small, decentralized structures.

4. Use of natural topography for drainage ways and storage areas.
5. Preservation of portions of the site in undisturbed, natural conditions.
6. Reduction of the use of piped systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.

**Section** entitled "Modifications - Cottage Housing" is created to read as follows:

Applicants may request modifications to the open space, site design, design standards, setbacks and parking provisions of this chapter. The approval authority may modify the above referenced provisions of this chapter if both of the following apply:

- A. The site is constrained due to unusual shape, topography, easements or critical areas; and
- B. The modification will not result in a project that is less compatible with neighboring land uses than would have occurred under strict adherence to the provisions of this chapter.
- C. The approval authority may permit modifications to the building design standards if it finds the alternative design concept provides a high level of design quality and compatibility with the character of the surrounding neighborhood.

#### **AFFORDABLE HOUSING BONUS?**

More Density and/or larger lot

#### **CHART TO DEFINE**

1. TOTAL FLOOR AREA PER COTTAGE
2. MAX MAIN LEVEL SF
3. NUMBER OF BEDROOMS
4. CLUSTER QUANTITY SIZE
5. HEIGHT LIMIT
6. MIN COMMON OPEN SPACE PER COTTAGE
7. MIN COMMON OPEN SPACE OVERALL
8. MIN DISTANCE BETWEEN STRUCTURES
9. PARKING SPACE PER
10. INTERIOR SETBACKS TO ADJACENT PROPERTIES
11. SETBACK FROM PUBLIC STREET
12. NUMBER OF GARAGE SPACES
13. DRIVEWAY WIDTHS
14. STREET WIDTHS